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5/21/08

**CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday,
April 16, 2008**

President Ron Carter called the meeting to order at 6:03 p.m. Commission members Jeff Worrell, Rick Sharp and Carolyn Anker were present, constituting a quorum. Also present were Karl Haas, Mayor Brainard, Les Olds, Sherry Mielke, Andrea Stumpf, Matt Worthley and Darrell Norris.

Others present:

From CSO Architects: Dan Moriarity, Brandon Bogan

From Shiel Sexton: Mike Anderson, Joe Shanahan, Doug Adams

From OMNI Productions: Jim Mullet, Winston Long

Contractors and members of the public or press: [See sign-in sheet for detail.]

Francesca Jarosz, Richard Osborn, Kevin Rider

Approval of Minutes

March 18, 2008: Mr. Sharp moved for approval, seconded by Mr. Worrell and unanimously approved.

March 27, 2008: Mr. Sharp moved for approval, seconded by Mr. Worrell and unanimously approved.

April 3, 2008: Mr. Sharp moved for approval, seconded by Mr. Worrell and unanimously approved.

Financial Matters

Ms. Mielke announced the end of month March balance for CRC general fund is \$3,353,394.49.

Ms. Anker questioned why the "Architectural and Engineering" line item in the 2008 forecast is significantly higher. Mr. Olds explained the CRC has added the consultant Obata as a direct contractual relationship for design and landscape concepts on the Village Green, Performing Arts Center and Monon upgrades. This resulted in the increase in funds for "Architectural and Engineering" line item.

Ms. Mielke requested the Commissions approval to pay combined invoices from the CRC General Fund, Brookshire Golf Course and Performing Arts Center in the amount of \$3,000,228.81.

Ms. Anker requested that Ms. Mielke elaborate on the "window boxes" included as an invoice. Ms. Mielke reported the Arts & Design District will be adding window boxes down Main Street outside of merchants' front windows.

Mr. Sharp moved for approval of combined invoices in the amount of \$3,000,228.81. Seconded by Mr. Worrell and unanimously approved.

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Mr. Sharp suggested addressing the funds individually as was done in previous CRC meetings. Ms. Mielke said she will separate them for future meetings and stated it was noted in the Commissioners' packets.

Committee Reports

Mr. Olds stated there were no committee reports at this time.

Update on Properties

Mr. Olds noted the reissuing of the Commissioners' Notes outlining updates on the parcels currently underway as part of the CRC informational packet.

Ms. Anker questioned the reference of attorneys agreeing to parking for Parcel 85 in the Commissioners' Notes. Mr. Olds explained Parcel 85, also referred to as "Missing Pieces," was recently purchased by new owners. The attorney mentioned represents the new owners and is currently "ironing out" agreements made by the previous owners. They are waiting on the signing of the documents.

Mr. Worrell questioned Parcel 12 – Indiana Design Center as being ahead of schedule. Mr. Olds reported the project is still ahead of schedule and there appears to be no obstacles or complications at this point. Mr. Worrell asked how far ahead of schedule and Mr. Olds estimated about 30-60 days, subject to weather conditions.

Mr. Sharp noted that new screening was present at the Pedcor office buildings.

In reference to the Performing Arts Center, Mr. Olds requested the Commission approve the awarding the balance of the contracts for Bid Package #4. He reminded the Commissioners that three of the ten contracts were awarded at the April 3rd meeting to keep the project on schedule. The construction manager has reviewed the remaining seven contracts with each of the trades and determined their bids were conclusive and has come forward with a recommendation to award the contracts.

Mr. Olds made sure each Commissioner had received a letter from a concerned group of individuals regarding one of the bidders of the project on the recommendation list. The integrity and business aptitude of Tyco/Simplex was questioned in the letter. Mr. Olds had asked the construction manager to be present to address the issue that evening and give a response to the comments made in the letter.

Mr. Anderson, construction manager from Shiel Sexton, announced they have no reason to disqualify the bidder stating the bid was "by the book." Shiel Sexton has talked with the bonding company to ensure the bond was in order and has also verified the certificate of insurance. The history of the company has been in business for over 100 years, with the fire and sprinkler side in business for over 150 years. Mr. Anderson stated Shiel Sexton is very comfortable making the recommendation to award their bid.

Mr. Carter stated a similar blast email was sent by the same group to council members throughout the country a few years prior.

Ms. Anker commended Shiel Sexton for their due diligence in checking into the allegations.

Mr. Worrell stated he did not receive the letter and questioned the primary concern of this company. Mr. Anderson referenced the letter and pointed out various concerns such as safety concerns for workers and OSHA citations listed over the period of nine years, as well as an incident noting a problem with a project where a sprinkler system went off creating flooding. Mr. Anderson noted that all allegations were one-sided, and without investigation into the claims, it is hard to decipher what is true. He received a letter from Simplex Grunelle's home office outlining their position on the letter and their safety record, or MR rate, which is .75. Mr. Anderson explained any rating below one point is considered a good rating.

Mr. Olds requested the approval for the awarding of the contracts in the amount of \$15,190,859. He noted the award covers the base building contracts and does not include any of the alternatives or ads for the project.

Ms. Anker noted the total of contract awards for this bid package is under budget and asked Mr. Olds to elaborate on that. Mr. Olds explained with the contracts awarded from this bid package, the Commission will have awarded \$68 million of construction work. The budget saving at this point is approximately \$6 million.

Mr. Sharp moved to approve awarding \$15,190,859.00 in contracts as outlined in Action Item #1 outlined by CRC staff. Seconded by Ms. Anker and unanimously approved.

Old Town Arts & Design District

Ms. Mielke announced the following events:

- May Art Walk on Friday, May 23rd from 6-10 p.m.
- Dog Day Afternoon on Sunday, June 22nd from 1-5 p.m.
- 2008 Rock the District on Saturday, July 19th from 11 a.m. – 9 p.m.

Mr. Worrell questioned if the street would be closed during any of the events. Ms. Mielke confirmed Main Street will be closed for Rock the District and a small portion of Range Line will be closed for the Dog Day Afternoon. It was approved at the BPW earlier that day. Mr. Worrell questioned who made the request for the street closures. The request for the Dog Day Afternoon was made by the event committee and the Carmel Redevelopment Commission made the request for the 2008 Rock the District.

Old Business

Mr. Worrell questioned the status of parking for the Old Town Shops I & II parking lot. Ms. Mielke announced that Gary Duncan, Assistant City Engineer, will be putting it on the next council agenda and address the signage through an ordinance. Mr. Worrell questioned the time limit on the parking signs. Mr. Olds explained a limit of three hour parking was requested.

Mr. Carter questioned why the ordinance was coming before the Carmel City Council. Mayor Brainard explained that historically, once a project is completed by the CRC, it is turned over to the City of Carmel for ownership and on-going maintenance. As a result, parking regulations are done by ordinance by the City Council.

Mr. Carter wanted to verify that the parking lot area has been turned over to the City by the CRC. Mayor Brainard, stated his understanding is that it automatically gets turned over upon completion of the project. Discussion ensued.

Mr. Worrell questioned the timeline of parking signage if the ordinance goes to council. Mayor Brainard explained the City Council ordinance procedures and said the signs could possibly be up soon after the third Monday in May.

New Business

Mr. Carter announced the action needed to approve Hirons and Company as the CRC marketing communications firm of record for a period of two years pending negotiations of a final contract with Hirons and Company.

Ms. Mielke reported ten proposals from excellent marketing communications firms were received and reviewed, narrowing the finalists down to three agencies. The finalists were Pearson Partners, Roman Brand Group and Hirons and Company. A point system matrix created from guidelines outlined in the marketing communications RFP was used as well as personal interviews. After compiling the points, the CRC staff recommended Hirons and Company to perform the duties outlined in the marketing communications RFP.

Mr. Sharp verified the CRC did receive an outstanding cross section of marketing firms responses and commended the CRC staff for the time put into the candidate selection.

Ms. Anker stated she was pleased to see the CRC was taking the steps to bring on a professional firm to take the marketing needs to the next level.

Mr. Carter explained the CRC tried to make the marketing communications RFP as extensive as possible, and that the RFP's were distributed using the Indianapolis Business Journal's Top 25 Marketing Communications Firms in the metropolitan area. He was very pleased to receive the many number and quality of proposals received by all firms.

Ms. Anker moved to approve Hirons and Company as the marketing communications firm of record for a period of two years pending negotiations of final contract. Seconded by Mr. Worrell and unanimously approved.

Other Business

Mr. Olds announced the next special meeting scheduled for Thursday, April 24th at 8:30 a.m. for the opening of the responses to the RFP for the Old Town project site referred to Hearthview/Tuesday Morning.

Announcements

Mayor Brainard announced that he has received a letter from Mr. Fraley, owner of The Great Frame Up in the Arts & Design District thanking the Mayor and CRC for their work. The letter stated that expenses were down and business was up during his first year in the district.

Adjournment

Mr. Sharp moved the meeting be adjourned and seconded by Ms. Anker. The meeting was adjourned at 6:33 p.m.